

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Open Space use zone to Residential use zone in Survey Nos.92 (Part), 93 (Part), and 97 (Part) of Katedan Village, Rajendranagar Mandal, Ranga Reddy District to an extent of Ac.1-30 Guntas – Draft variation – Notification – Confirmation – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I1) DEPARTMENT

G.O.Ms.No. 165

Dated:25.04.2013.

Read the following:

1. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Lr.No.15491/MP1/Plg/HMDA/ 08, dated 12.06.2009.
2. Government Memo.No.9945/I1/2009-1 & 2, MA&UD Department, dated 23.12.2009 and 16.4.2012.
3. From the Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad, letter No.19/CCP/TP6/GHMC/ 2010/2439, dated 13.07.2012.
4. Government Memo.No.9945/I1/2009-3, MA&UD Department, dated 7.9.2012.
5. Government Memo No.9945/I1/2009-4, MA&UD Department, dated 07.11.2012.
6. From the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad, Letter No.15491/MP1/Plg/HMDA/2011, dated 18.04.2013.

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ORDER:

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad in his report 1st read above has informed that the site under reference is immediately surrounded by residential colony and located adjacent to HUDA approved Ground Housing Scheme. Hence, he has recommended for change of land use from Open space use zone to Residential use zone. The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad in reference 3rd read above has reported that the acquisition of private land by Greater Hyderabad Municipal Corporation for development of open space involves financial implication and the location of site is also not feasible for development of open space as surrounding area on South and West is already developed as Gated Community and requested the government to issue suitable orders in the matter.

2. The draft variation to the land use envisaged in the notified Shamshabad Segment Master Plan for Non-GHMC area issued in Government Memo 5th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.617, Part-I, dated 15.11.2012. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.7,08,176/- (Rupees seven lakhs eight thousand one hundred and seventy six only) towards development charges. Hence, the draft variation is confirmed.

3. The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette, dated **30.04.2013**.

4. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. (in name cover)

The District Collector, Ranga Reddy District.

Sf /Sc.

//FORWARDED::BY ORDER//

SECTION OFFICER
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APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Shamshabad segment Master Plan for Non-GHMC area the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.617, dated 15.11.2012 as required by sub-section (3) of the said section.

VARIATION

The site in Survey Nos.92 (Part), 93 (Part), and 97 (Part) of Katedan Village, Rajendranagar Mandal, Ranga Reddy District to an extent of Ac.1-30 Guntas which is presently earmarked for Open Space use zone in the notified Shamshabad segment Master Plan for Non-GHMC area is now designated as Residential use zone, subject to the following conditions, that:

1. the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. the change of land use shall not be used as the proof of any title of the land.
10. the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. the applicant has to maintain buffer all along the Nala.
13. the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH: Sy.Nos.92 (Part), 93 (Part) of Katedan Village.

SOUTH: Sy.Nos.92 (Part) and 97 (Part) of Katedan Village.

EAST : Sy.No.92 (Part) of Katedan Village.

WEST : Sy.No.93 (Part) of Katedan Village.

B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER